

**BOARD OF ZONING APPEALS AGENDA
OCTOBER 26, 2011**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, October 26, 2011, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. ASHLEY NICOLE M. LE, SP 2010-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building locations to permit addition to remain 20.0 feet from front lot line and accessory storage structures to remain 0.0 feet from rear lot line and 1.2 feet from the side lot line. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5)) 10 (Concurrent with VC 2010-LE-006). (Admin. moved from 12/1/10 and 5/4/11 for ads) (Admin. moved from 1/26/11 at appl. req.) (Decision deferred from 6/22/11 and 9/28/11)
- SJ
Decision
Deferred to
1/11/12
- 9:00 A.M. ASHLEY NICOLE M. LE, VC 2010-LE-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent rear yard coverage and accessory structures greater than 200 square feet in size. Located at 8116 Martha St. on approx. 7,259 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 101-4 ((5))10 (Concurrent with SP 2010 LE-053). (Admin. moved from 12/1/10 and 5/4/11 for ads) (Admin. moved from 1/26/11 at appl. req.) (Decision deferred from 6/22/11 and 9/28/11)
- SJ
Decision
Deferred to
1/11/12
- 9:00 A.M. LUCIO SEJAS, SP 2011-MA-066 Appl. under Sect(s). 8-918 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 9.5 ft. from side lot line and open deck 1.42 ft. from side lot line and reduction of certain yard requirements to permit construction of second story addition 8.0 ft. from side lot line. Located at 3911 Larchwood Rd., 22041-1107 on approx. 10,214 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((11)) 203. (Decision deferred from 9/14/11)
- RH
Approved
- 9:00 A.M. DONALD KIRKLEY AND LISA D. STREIT, SP 2011-MV-076 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit addition to remain 11.1 ft. from a side lot line. Located at 2317 Kimbro St., Alexandria, 22307, on approx. 15,380 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((21)) 11.
- RH
Approved

- 9:00 A.M. HAROLD AND HAVYN KINBACK, VC 2011-MV-012 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 8.0 ft. from rear lot line such that side yards total 14.2 ft. Located at 7706 BC Groveland Heights Ct., Springfield, 22153, on approx. 3,120 sq. ft. of land zoned PDH-3. Approved Mt. Vernon District. Tax Map 98-1 ((7)) 115.
- 9:00 A.M. THOMAS BASSAM, SP 2011-SP-062 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 6803 Dante Ct. BC Springfield, 22152, on approx. 10,660 sq. ft. of land zoned R-2 (Cluster). Springfield Approved District. Tax Map 89-1 ((7)) 60. (Admin. moved from 9/21/11 at appl. req.)
- 9:00 A.M. ZHANNA V. BUZOV, SP 2011-MA-065 Appl. under Sect(s). 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 6936 Regent La., Falls Church, BC 22042, on approx. 10,702 sq. ft. of land zoned R-4. Mason District. Tax Map 50-4 ((17)) Approved 195. (Admin. moved from 9/21/11 for notices)
- 9:00 A.M. JAMES E. FORTMULLER AND JULIA A. TROTTER, SP 2011-MV-077 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction to minimum yard DH requirements based on error in building location to permit accessory storage structure to Approved remain 2.9 ft. from one side lot line, deck to remain 2.0 ft. from other side lot line and reduction of certain yard requirements to permit construction of addition 7.0 ft. from side lot line. Located at 6915 Quander Rd., Alexandria, 22307, on approx. 7,464 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (7) 9.
- 9:00 A.M. MERRIFIELD GARDEN CENTER CORP., SPA 2006-PR-038-03 Appl. under Sect(s). 8-914 of the Zoning Ordinance to amend SP 2006-PR-038 previously approved for error in DH building location to permit modification of development conditions and reduction of land Approved area. Located at 8132 Lee Hwy., Merrifield, 22116, on approx. 2.87 ac. of land zoned C-8, CRA and HC. Providence District. Tax Map 49-2 ((1)) 26C.
- 9:00 A.M. SCI VIRGINIA FUNERAL SERVICES, INC. (FORMERLY NATIONAL MEMORIAL PARK, INCORPORATED), SPA 88-P-050-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 88-P-050 previously approved for cemetery uses and structures to permit DH change in permittee and site modifications. Located at 7482 Lee Hwy., Falls Church, Approved 22042, on approx. 76.34 ac. of land zoned R-1. Providence District. Tax Map 50-1 ((1)) 36. (Admin. moved from 8/3/11 at appl. req.) (Continued from 9/21/11)
- 9:00 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY, A 2007-MA-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a RM determination that the appellants have established a college/university use on property in Admin. the C-3 District without special exception approval and without a valid Non-Residential Use Moved to Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La., 11/30/11 at Annandale, 22003, on approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map appl. req. 71-2 ((2)) 13. (Admin. moved from 7/10/07, 9/18/07, 11/27/07, 2/12/08, 4/1/08, 6/10/08, 11/4/08, 2/24/09, 7/14/09, 1/13/10, 3/10/10, 5/26/10, 7/28/10, 12/15/10, 2/16/11, and 7/27/11 at appl. req.)

- 9:00 A.M. WRNS ASSOCIATES, A 2011-DR-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing two separate businesses to operate without site plan approval, valid Non-Residential Use Permits, valid Building Permits, or approved sign permit applications and that these businesses have established accessory outdoor storage that does not meet size or location requirements, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., Great Falls, 22066, on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 9/21/11 at appl. req.)
- RM
Admin.
Moved to
1/25/12 at
appl. req.
- 9:00 A.M. GREAT FALLS EQUIPMENT REPAIR, LLC, A 2011-DR-019 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant has established uses on property in the C-8 District without site plan approval, valid Non-Residential Use Permits, valid Building Permits, Special Exception approval, or approved sign permit applications, has established accessory outdoor storage that does not meet size or location requirements, and has established a heavy equipment and specialized vehicle sale, rental and service establishment, which is a use not permitted, all in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., Great Falls, 22066, on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 9/21/11 at appl. req.)
- RM
Admin.
Moved to
1/25/12 at
appl. req.
- 9:00 A.M. CLS LAWN & LANDSCAPE, A 2011-DR-003 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a contractor's offices and shops and a storage yard without site plan approval, a valid Non-Residential Use Permit, valid Building Permits, or approved sign permit applications and that this business has established accessory outdoor storage that does not meet size or location requirements, all on property in the C-8 District in violation of Zoning Ordinance provisions. Located at 721 Walker Rd., Great Falls, 22066, on approx. 37,947 sq. ft. of land zoned C-8. Dranesville District. Tax Map 13-1 ((2)) 1A2. (Admin. moved from 4/20/11, 6/8/11, 9/14/11, and 9/21/11 at appl. req.)
- RM
Admin.
Moved to
1/25/12 at
appl. req.

JOHN F. RIBBLE III, CHAIRMAN